

## SAN ANTONIO PLANNING COMMISSION MINUTES



December 18, 2008



2:00 P.M.

Cecilia Garcia, *Vice Chair*

Amelia Hartman  
John Friesenhahn  
Andrea Rodriguez  
Lynda Billa Burke

Jose R. Limon  
Dr. Sherry Chao-Hrenek  
Christopher M. Lindhorst  
Marcello Diego Martinez



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Please note that Citizens Comments are limited to three (3) minutes per person  
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

### 1. PRELIMINARY ITEM

#### A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Planning and Development Services)

### 2. 2:00 P.M.– Call to Order, Board Room

### 3. Roll Call – Present: Garcia, Hartman, Limon, Friesenhahn, Chao, Rodriguez, Lindhorst, Billa Burke, Martinez Absent: None

### 4. Election of Planning Commission Chair, Vice Chair, and Chair Pro-Tem

At this time, Mr. Roderick Sanchez, Director of Planning & Development Services, assumed the chair.

Commissioner Limon made the motion to nominate Ms. Cecilia Garcia as Chair of the Planning Commission. Commissioner Hartman seconded the motion

In Favor: Unanimous  
Opposed: None  
Motion passes.

\* Project is located in the Camp Bullis Notification Area.

Chair Garcia asked for nominations for Vice-Chair.

Commissioner Limon made the motion to nominate Ms. Amy Hartman as Vice-Chair of the Planning Commission. Commissioner Martinez seconded it.

In Favor: Unanimous  
Opposed: None  
Motion passes.

Chair Garcia asked for nominations for the Chair Protem.

Commissioner Hartman made the motion to nominate Mr. Jose Limon as Chair Protem of the Planning Commission. Commissioner Friesenhahn seconded the motion.

In Favor: Unanimous  
Opposed: None  
Motion passes.

5. Citizens to be heard

6. PUBLIC HEARINGS

**REPLAT W/ WRITTEN NOTIFICATION:**

A. 080426      **Sunshine Cottage School for Deaf Children**  
(On the north side of Hildebrand Avenue, west of Devine Drive)

**PLANNED UNIT DEVELOPMENT (PUD) PLANS:**

B. 07-030      **Southern Hills, Phase 3**  
(North of Sinclair Road, west of Foster Meadows)

C. 08-017      **Five Points Cottages Home Development**  
(On the south side of West Euclid Avenue, east of Flores Street)

**REPLAT:**

D. 080550      **Westover Hills, Unit 30B**  
(Southwest of the intersection of Wiseman Boulevard and Rogers Road)

Chair Garcia opened the public hearing.  
Chair Garcia closed the public hearing.

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**CONSENT AGENDA**

**NOTICE TO THE PUBLIC:** All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

**PUBLIC HEARINGS FOR ITEMS 7-10 HELD ABOVE:**

7.     **080426**       **Sunshine Cottage School for Deaf Children**  
                            (On the north side of Hildebrand Avenue, west of Devine Drive)
8.     **07-030**       **Southern Hills, Phase 3**  
                            (North of Sinclair Road, west of Foster Meadows)
9.     **08-017**       **Five Points Cottages Home Development**  
                            (On the south side of West Euclid Avenue, east of Flores Street)
10.    **080550**       **Westover Hills, Unit 30B**  
                            (Southwest of the intersection of Wiseman Boulevard and Rogers Road)

**PLATS:**

11.    **070370**       **Escondido North, Unit 3**  
                            (North of Texas Palm Drive and Favero Cove)
12.    **080134**       **Babcock Road Apartments\***  
                            (On the south side of Babcock Road, West of Luskey Blvd)
13.    **080305**       ~~**Gibolo Canyon Unit 7D Enclave**~~  
                            ~~(The intersection of El Chamizal and Gran Palacio)~~ - **Pulled**
14.    **080325**       **Laurel Mtn. Ranch ES**  
                            (On the east side of Grosenbacher Road, north of U.S. Highway 90)
15.    **080348**       **Alamo Ranch Culebra**  
                            (At the southwest corner of Culebra Road and Alamo Parkway)

Chair Garcia asked for the motion to approve the Consent Agenda minus Item #13.

Motion:       Commissioner Hartman to approve the Consent Agenda minus Item #13.  
Second:       Commissioner Limon  
In Favor:      Unanimous  
Opposed:       None

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**13. 080305 Cibolo Canyon Unit 7D Enclave**  
(The intersection of El Chamizal and Gran Palacio)

Commissioner Billa Burke recused herself and left the boardroom at 2:08 pm.

Staff introduced the item and recommended approval.

Motion: Commissioner Friesenhahn to follow staff's recommendation of approval.  
Second: Lindhorst  
In Favor: Garcia, Hartman, Limon, Friesenhahn, Chao, Rodriguez, Lindhorst, Martinez  
Opposed: None  
Recusal: Billa Burke  
Motion Passes.

Commissioner Billa Burke returned to the Board Room at 2:09 p.m.

## **INDIVIDUAL CONSIDERATION**

### **VARIANCES and APPEAL:**

**16. 080031 Promised Land Church** (Deferral appeal/resolution)  
(North of Loop 410, east of Southton Road)

Staff introduced item and recommended a 90-day time extension.

Arnie Gonzalez, engineer, stated he met and gained storm water approval and met with fire protection. He also met with saws to confirm that they had adequate fire protection available for the church which is in the process of looking over one last review of the documentation and the plat. He is expecting review comments or an approval soon. He also stated the church is at a critical stage with the loan approval process and a loss of the permit status could be very detrimental. The church is also a non-profit organization. He has explained to the pastor that staff will not approve another extension. He further stated that the 90-day extension will help the pastor to gather the \$15,000 needed for the stormwater fee.

Motion: Commissioner Lindhorst to follow staffs recommendation of a 90-day time extension.  
Second: Commissioner Limon  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**17. FPV 09-004 Bulverde Market** (Floodplain Variance)  
(South of the intersection of Bulverde Road and Loop 1604)

Staff introduced item and recommended approval.

Motion: Commissioner Martinez to follow staff recommendation of approval.  
Second: Commissioner Billa Burke  
In Favor: Unanimous  
Opposed: None  
Motion Passes

18. **09-IV-001** **Stephen A. Franklin\*** Individual Variance  
(On the east side of IH 10 West, north of Fair Oaks Ranch)

Staff introduced item and recommended disapproval.

Stephen Franklin, applicant, stated he started this project on his property last July and borrowed money to finish the building he started in 2001. He met with CPS and they told him he needed three items which were licenses for this septic system, a TXDOT permit for setting the poles and bring the power to his building, and an easement agreement. He did not know he was in the ETJ until CPS sent out a representative on October 21, 2008 to tell him he needed a Certificate of Determination. He stated he overspent on the project and was not aware of a plat deferral. He further stated the fees that go with the process are very hard for him at the present moment.

Motion: Commissioner Lindhorst to follow staff recommendation of disapproval.  
Second: Commissioner Hartman  
In Favor: Unanimous  
Opposed: None  
Motion Passes

#### **COMPREHENSIVE MASTER PLANS:**

- ~~19. 09003 – Public hearing and consideration of a resolution amending the text contained in the North East Inner Loop Neighborhood Plan, Future Land Use Plan, a component of the Master Plan of the City, by changing the use of approximately 1.728 acres located at 127 Rainbow Dr. from High Density Residential to Community Commercial land use. (Planning and Development Services Department Lauren Edlund, Planner; Nina Nixon-Mendez, Planning Manager) – **Withdrawn**~~

Item not considered due to applicant withdrawing item.

#### **OTHER ITEMS:**

20. Approval of the minutes for the December 10, 2008 Planning Commission meeting

Motion: Commissioner Chao to approve the minutes of December 10, 2008 as presented.  
Second: Commissioner Lindhorst

In Favor: Garcia, Friesenhan, Rodriguez, Limon, Chao, Lindhorst  
Abstain: Hartman, Billa Burke, Martinez  
Opposed: None  
Motion Passes

21. Director's report
  - o Budget and Department Performance
  - o Camp Bullis Awareness Zone
  - o Edwards Aquifer
  - o Haven for Hope
  - o Professional Development Opportunity – conferences and workshops
  - o River North Neighborhood Plan
  - o Technical Advisory Committee
  - o Unified Development Code
  - o Veterans Memorial
22. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

**23. ADJOURNMENT**

There being no further business, the meeting was adjourned at 2:35 pm.

APPROVED

A handwritten signature in black ink, appearing to read 'C. Garcia', written in a cursive style.

Cecilia Garcia, Chair

ATTEST:

A handwritten signature in black ink, appearing to read 'Robert', written in a cursive style.

Executive Secretary